





FOR SUBLEASE







FLEXIBLE SPACE OPPORTUNITY: MOVE-IN READY MEDICAL SUBLEASE

335 E. Sonterra Blvd. | San Antonio, TX 78258



HIGHLIGHTS

- Beautifully finished 2nd Gen Medical Office
- Flexible space opportunity
- Thriving MOB tenant synergy including CPL Labs
- Stone Oak Location
- Ample Parking
- Easy access to Hwy 281 & Loop 1604
- Central to Stone Oak Healthcare District
- Near Methodist & Baptist Hospitals

LOCATION

Situated within a prominent healthcare district in Stone Oak on Sonterra Blvd and blocks away from both Methodist and Baptist Hospitals.

DESCRIPTION

Unique opportunity for sublease in a beautiful, professional and fully occupied Medical Office building. Available medical space includes a minimum of 3 exams with plumbing, group work space, and reception/waiting area. Negotiable options from ±2,500 SF to ±4,000 SF+ within the current bariatric practice space. Entertaining all proposals related to space needs.

BUILDING SIZE

±30,556 SF

AVAILABLE SPACE

Suite 200: ±2,500 SF to ±4,000 SF+

ZONING

C-2, C-3

LEASE RATE

Contact Broker

LEASE TERM

Flexible

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FLOOR PLAN: SUITE 200



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AERIAL PHOTOGRAPHY





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EXTERIOR PHOTOGRAPHY







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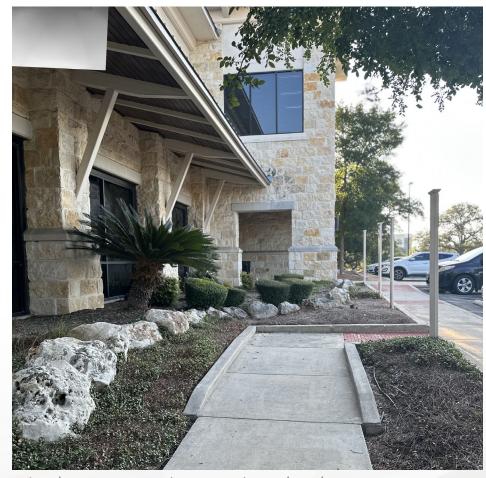


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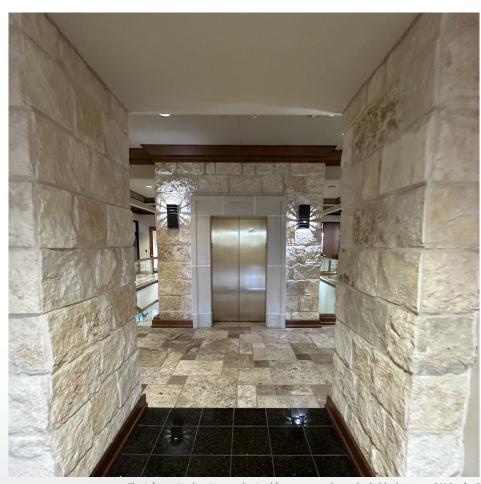


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INTERIOR PHOTOGRAPHY





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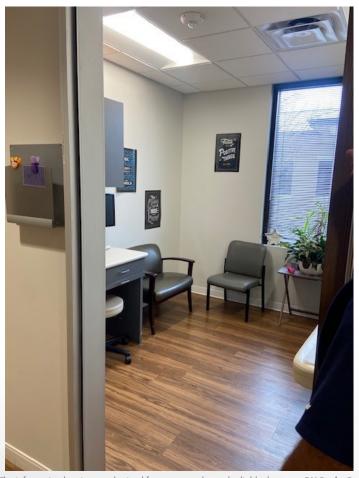
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AERIAL MAP



POINTS OF INTEREST

- Academy
- Bank of America
- Baptist Hopsital
- Best Buy
- Best Western Plus
- Bill Miller BBQ
- Chama Gaucha
- · Chick-Fil-A

- Costco
- Methodist Hospital
- CVS
- Drury Plaza Hotel
- First Watch
- Frost Bank
- H-E-B
- Kirby's Steakhouse
- L.A. Fitness

- La Madeleine
- La Quinta Inn & Suites
- Lifetime Fitness
- lowe's
- Main Event
- Pizza Hut
- P. Terry's
- Santa Rosa Children's Hosptial
- Staybridge Hotel

- Security Service
- Silo
- Red Lobster
- Regal Cinema
- Target
- Trader Joe's
- Walmart Supercenter
- Wells Fargo
- Whole Foods

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LOCATION INFORMATION

TRAFFIC COUNTS

DEMOGRAPHICS

North Central Baptist Hospital Ronald Reagan High School 139,253
CVS/pharmacyTamales Edible Arrangements Esri Community Maps Contributors, BCAD, Comal County, Texas Par Wildlife, go OpenStreetMap, Microsoft, CONANP, Esri, HERE, Gar Foursquare, SafeGraph, GeoTechnologies, Inc., METI/NASA-USGS, EPA-JUS Census Bureau, Establishment (US Census Bureau), Establishment (US Census

	1 Mile	3 Mile	5 Mile
Population	7,921	82,403	210,152
Households	3,543	32,693	85,446
Avg Household Income	\$129,558	\$148,510	\$144,901
Median Household Income	\$90,340	\$106,813	\$102,570

Source: ESRI, 2023





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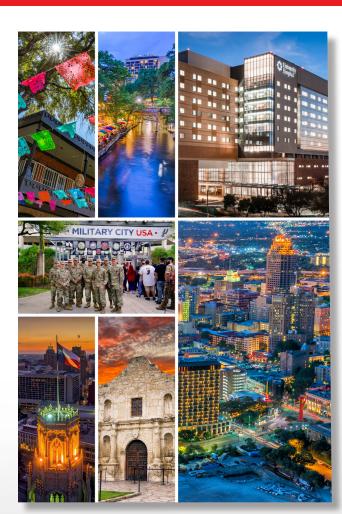




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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, JBSA is the largest single military installation in the Department of Defense. The city is also home to the largest DoD facility and the only Level-1 Trauma center in the world, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a 900-acre area consistina of hundreds of medical facilities. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, a central location, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, over 100 companies have moved to Texas from California. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience** and **healthcare**, **aerospace**, **IT** and **cybersecurity**.

2.3M

TOTAL POPULATION

7TH

LARGEST CITY

28%

3RD

FASTEST

GROWING

ECONOMY

PROJECTED POPULATION GROWTH

12

120

ACCREDITED NI UNIVERSITIES & COLLEGES

NEW RESIDENTS PER DAY

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Matthew Baylor	510763	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501 IABS 1-0 Date

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